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May 3, 2002

VIA FAX AND U.S. MAILSteven A. Kotke
Director Property Services
City of Minneapolis
350 South Fifth Street, Room 223
Minneapolis, MN 55415

Re: Minneapolis American Indian Center

Dear Steve:

I represent the above-described American Indian Center ("Center"). This letter is intended to confirm my client's desire to purchase the building currently housing the Center located at 1530 East Franklin Avenue, Minneapolis, MN 55404 for the agreed-upon purchase price of One Dollar (\$1).

There is a contingency which must be met before the sale can be finalized. This is the release by the City of the \$520,000 appropriation earmarked for use in repairs to the building.

The above-described \$520,000 will immediately be used to make needed repairs to the facility. Many of these problems are major and, thus, in immediate need of repair. Therefore, it is my clients' strongest hope that the City will place no restrictions on the disbursement of such funds. Let me emphasize on behalf of my clients that this is an important element of the transaction.

Additionally, as I'm sure you recall, you and I as well as members of the staff and board of the Center have discussed the necessity of continuing the financial assistance that is paid to the Center each year. As I understand, these monies are CDBG funds which the City provides to the Center as a pass-through with the money originating from the federal government. These funds are a critical source of income for the financially-strapped Center. Therefore, my clients urge you to use your best efforts to ensure that the Center will continue to receive these funds on a yearly basis so long as the City itself receives the funds from the federal government.

Steven A. Kotke

May 3, 2002

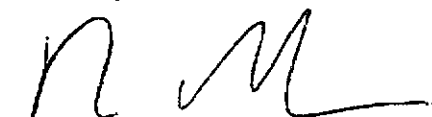
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Finally, I am able to represent on behalf of my clients that for the next ten (10) years the Center will continue to be run as a non-profit, community-based operation serving the needs of the community in the fashion that has been used since the day it was built.

I thank you in advance for your continuing cooperation in this matter. If you have any questions or require further information, do not hesitate to get in touch with me.

Sincerely,



Ron Rosenbaum

RR/klm

cc: MAIC